



4 Andrews Buildings
Stanwell Road
Penarth CF64 2AA

All enquiries: 029 2070 7999
Sales and general enquiries: info@shepherdsharpe.com
Lettings enquiries: lettings@shepherdsharpe.com

Monday – Friday
9am – 5.30pm
Saturday
9am – 5pm

SHEPHERD SHARPE



60 Minehead Avenue

Sully CF64 5TJ

£465,000

An immaculately presented three double bedroom bungalow in a quiet enviable location with Channel views from the rear first floor. Comprises central hallway, large through lounge, conservatory, open plan to dining room, modern fitted kitchen, bathroom with shower plus double bedroom to ground floor, to first floor two double bedrooms and wc. Well tended front garden with good off road parking, garage/workshop, south facing rear garden. Gas central heating with combination boiler, uPVC double glazing, immaculate throughout. Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



uPVC double glazed storm doors to hallway.

Hallway

6'8" x 16'3" (2.05m x 4.97m)

A wide and spacious central hallway with traditional open staircase to first floor, decorated in pale colours throughout, carpet, radiator, under stairs storage with access to electric/gas meters, modern fuse box.

Lounge

22'11" x 11'9" (7.0m x 3.6m)

A large through lounge. uPVC double glazed window to front and French doors and windows leading out to conservatory. Decorated in neutral colours throughout, carpet, two radiators, contemporary living flame effect fire, coved ceiling.

Conservatory

19'10" x 7'5" (6.07m x 2.28m)

uPVC double glazed conservatory. Tiled floor, vertical blinds.

Dining Room

9'10" x 9'10" (3.02m x 3.02m)

uPVC double glazed window to rear. Carpet, radiator, pale decoration, coved ceiling.

Kitchen

9'9" x 9'6" (2.98m x 2.91m)

A modern fitted kitchen finished in cream, gloss finish flat fronted units with stainless door furniture, contemporary square edge contrast worktops, sink half bowl and drainer, lever mixer tap. Integrated electric hob, stainless steel oven, concealed extractor with light above, integrated washing machine and fridge and freezer, modern vinyl flooring. uPVC double glazed window looking onto the rear garden and door to rear lobby.

Rear Lobby

uPVC double glazed rear addition providing additional storage, access to front, part glazed uPVC door to rear.

Bedroom 1

11'10" x 11'4" (3.61m x 3.47m)

A lovely double room. uPVC double glazed window to front. Carpet, radiator, decorated in neutral colours throughout.

Bathroom

A well planned, modern bathroom. Comprising contemporary panelled bath, wash basin with lever mixer tap and built-in storage, twin flush wc, all in white, fully tiled shower enclosure with Triton electric shower. Beautifully presented throughout, vinyl flooring, radiator. Two uPVC double glazed windows.

First Floor Landing

A bright and light landing. Moulded white painted doors to all first floor rooms carpet. uPVC double glazed window looking across Sully and out towards the Channel.

Bedroom 2

14'2" x 14'4" (4.33m x 4.38m)

A large double bedroom. uPVC double glazed window to rear and side with lovely Channel views across the south side of Sully. Pale decoration throughout, carpet, radiator, two large built-in wardrobe/store cupboards, airing cupboard with combination boiler (approximately 15 years old and regularly serviced).



Bedroom 3

14'2" x 11'10" (4.34m x 3.62m)

A good double room. uPVC double glazed window to rear with good views of the Channel. Carpet, radiator, decorated in pale colours throughout, loft access and useful built-in wardrobes with rails.

W.C.

Compact but practical. Comprising white wash basin and wc. Carpet, radiator. uPVC double glazed window to rear.

Front Garden

Well tended and laid to lawn, off road parking for car, imprinted concrete driveway, access to single garage. Side access via uPVC double glazed lobby, outside water tap.

Garage

15'4" x 9'1" (4.69m x 2.77m)

Up and over door to front, access to workshop.

Work Shop/Garden Store

10'0" x 9'0" (3.07m x 2.76m)

A useful garden shed/area storage at the rear of the garage. uPVC double glazed window and door to rear, power and lighting.

Rear Garden

South facing private rear garden with patio and lawn, traditional well planted borders outside water tap.

Council Tax

Band F £2,707.18 p.a. (23/24)

Post Code

CF64 5TJ

